

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pasadena

State: TX

PJ's Total HOME Allocation Received: \$10,138,862

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	79.02 %	88.74 %	34	90.66 %	8	5	
% of Funds Disbursed	62.77 %	79.23 %	36	81.06 %	8	5	
Leveraging Ratio for Rental Activities	3.25	4.05	13	4.62	47	39	
% of Completed Rental Disbursements to All Rental Commitments***	78.43 %	81.32 %	29	81.27 %	19	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	21.50 %	57.72 %	35	68.23 %	5	4	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.65 %	70.09 %	8	79.86 %	83	88	
% of 0-30% AMI Renters to All Renters***	0.00 %	36.23 %	31	44.82 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.41 %	95.55 %	24	94.65 %	53	57	
Overall Ranking:			In State: 30 / 38	Nationally:	14	11	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,659	\$14,049		\$25,419	170 Units	53.30 %	
Homebuyer Unit	\$7,235	\$9,433		\$14,530	140 Units	43.90 %	
Homeowner-Rehab Unit	\$25,985	\$30,082		\$20,251	9 Units	2.80 %	
TBRA Unit	\$0	\$3,562		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pasadena TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$22,244	\$17,685	\$25,985
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	21.3	17.1	22.2	0.0
Black/African American:	2.4	1.4	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	75.1	80.7	77.8	0.0
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HOUSEHOLD SIZE:

1 Person:	22.5	12.1	33.3	0.0
2 Persons:	23.1	13.6	22.2	0.0
3 Persons:	19.5	20.0	22.2	0.0
4 Persons:	18.3	26.4	0.0	0.0
5 Persons:	10.1	20.0	0.0	0.0
6 Persons:	5.3	5.0	11.1	0.0
7 Persons:	0.6	2.1	0.0	0.0
8 or more Persons:	0.6	0.7	11.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.1	16.4	0.0	0.0
Elderly:	4.7	0.7	55.6	0.0
Related/Single Parent:	34.3	12.9	33.3	0.0
Related/Two Parent:	27.8	66.4	11.1	0.0
Other:	13.0	3.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 10

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

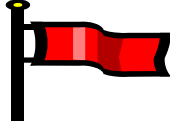
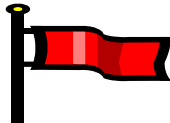
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pasadena State: TX Group Rank: 14
 State Rank: 30 / 38 PJs (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags Overall Rank: 11
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	78.43	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	21.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.65	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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